



Development Review Project Narrative
Veritas at McCormick Ranch
8233 N. Via Paseo Del Norte
Parcel # 177-03-222
22-ZN-2005/14-GP-2005

Prepared by: International Capital Partners
6900 East Camelback Rd, Suite 300
Scottsdale, Arizona 85251

Project Description:

The vision of Veritas at McCormick Ranch is to integrate the site with the surrounding properties and the open space to the south. The proposed site plan incorporates the park area to the south of the site while the public sidewalks create the eastern boundary of the site.

Veritas will consist of thirty-six residential condominiums, nine buildings with four units in each building. There will be six different floor plans ranging from 1,519 livable square feet for the smallest two-bedroom unit to 2,007 LSF for the largest three-bedroom unit. Each unit will have its own two car garage on the first floor with a covered motor court area connecting the four units. Some of the units will be two stories and some will be three stories, with the majority of living space on upper floors.

The City of Scottsdale requires that 22% of the net lot area, or 22,763 square feet, be reserved for open space. In an effort to create a pleasant living environment and integrate the adjacent park and walkways, the project will contain over 49,000 square feet of open space, which is more than twice than what is required. In fact, just under half the entire site will be devoted to open space.

Location and Access:

The project is located near and easily accessible from the signalized intersection of McCormick Ranch Parkway and Hayden Road. The site is located on Via Paseo del Norte, the first street east of the Hayden/McCormick Ranch Parkway intersection and serves as the eastern terminus of McCormick Ranch Parkway. The City of Scottsdale has classified Hayden Road as a Major Arterial and McCormick Parkway as a Major Collector in that area. The new project would cause a reduction in the amount of traffic leaving the site by as many as sixty-five trips per day, as determined by the engineering firm of Wood, Patel and Associates. The decrease in traffic will be beneficial to other residents in the area.

77-DR-2006
8/14/2006

Architecture:

Veritas at McCormick Ranch will honor the unique architectural character of McCormick Ranch. The informal arrangement of the buildings and roadway will convey a sense of village living, a dominant theme of the community. The finish floor levels of each building will be constructed at a different elevation, taking advantage of the existing terrain characteristics. The informality of the building layout, combined with the different floor elevations, will create a unique visual appeal, completely avoiding any sense of architectural monotony.

The exterior architectural style of the buildings will be in keeping with the sustainable character of residential architecture that prevails in McCormick Ranch. The buildings will have a very light-colored smooth stucco finish on the exterior walls. The pitched roofs will be tiled. All of the units will have patios and balconies, enhancing the architecture and village theme. The windows will be painted and some will have awnings to add distinction as well as protect the residents from the Arizona Sun.

The roads and building driveways within the complex will be carefully designed, incorporating the use of pavers in key visual locations. The trash enclosures will be surrounded to enhance the aesthetics as well as to keep the surrounding area clean. There will be a pool and spa area with a small cabana on the southwestern side of the site. The cabana will include two restrooms for use by the residents. The building will fit in with the residences, with similar colors and finishes.

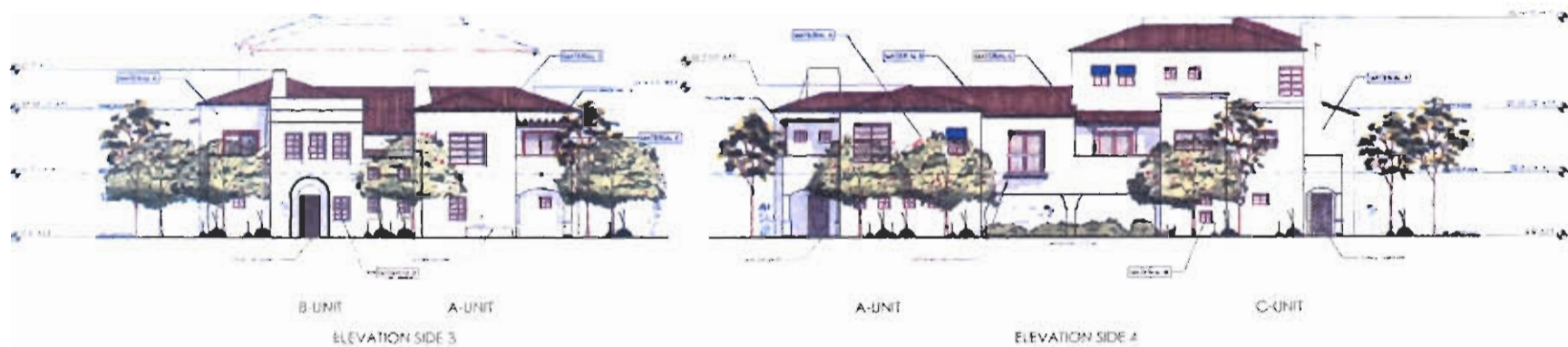
Landscape Architecture:

Veritas at McCormick Ranch will be landscaped in a manner consistent with the quality of landscaping that prevails on the Ranch, utilizing plants that are water-conservative. Work is in progress to save as many of the existing trees as possible. The plans include a mix of gravel and grass ground coverings.

Conclusion

Veritas at McCormick Ranch at 8233 N. Via Paseo del Norte will revitalize the entire area. With additional residents, the commercial property to the west of the site will see an increase in customers. The traffic in the area will decrease an obvious benefit to the existing neighbors seeking a quieter, more pedestrian-friendly area.

The majority of the sites surrounding the project are zoned residential. Veritas at McCormick Ranch will provide an area of new housing in a well-established area. While the structures will be new, the feel of the project will make it seem like the complex has been there for years. The orientation of the new site plan works to integrate the residents with the surrounding open space. Because of the location of the site, away from main roadways, the residents will have a new, quiet place to call home.



MATERIALS

EXTERIOR WALLS	Dark Stucco
ROOF	Dark Brown
WINDOWS	Dark Brown
DOORS	Dark Brown
LANDSCAPE	Dark Green
SKY	Light Blue
GROUND	Light Brown
WATER	Light Blue
VEGETATION	Dark Green

Conceptual Elevations Information

These elevations are conceptual and are not intended to be used for construction. They are provided for informational purposes only. The actual elevations may vary from those shown here.

0 10 20 30
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

VV&S

Architecture + Planning

10000 10th Avenue, Suite 100
San Diego, CA 92121
Tel: 619.594.1111
Fax: 619.594.1112
www.vv&s.com



Condominium Development for
Ventas at McCormick - ICP D200
Houlihan, Bond and McCormick Partners
Building Type A - Conceptual Elevations - Color
CASE 22-JN-2005 CASE 14-JN-2005 480-PJ-1-2005

A5.2-DR

77-DR-2006
8/14/2006



PEDESTRIAN PATH

PROJECT ENTRY

VIA PASEO DEL NORTE

PROJECT ENTRY

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



Opinion/Minimum Development Fee

Veritas at McCormick - ICP D200

8233 N. Via Paseo Del Norte, Scottsdale, AZ 85258

Streetscape Elevation

CASE 22-ZN-2005 CASE 14-GP-2005 480-PA-2005

DATE	07/26/06
BY	DR
SCALE	1" = 16'-0"
DATE	08/01/06
BY	DR

A6.1-DR

AERIAL VIEW ALONG STREET



AERIAL VIEW FROM WASH

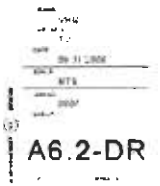


REVISIONS

NO.	DATE	BY
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Condominium Development for:
Veritas at McCormick - ICP D200
 8253 N. Via Pinar Del Norte, Scottsdale, AZ 85258
 Perspective Renderings
 CASE 22-IN-2005 CASE 480-FA-2005 CASE 14-OP-2005





1 VIEW LOOKING EAST ALONG SOUTH ENTRY DRIVE



2 VIEW LOOKING EAST ALONG NORTH ENTRY DRIVE

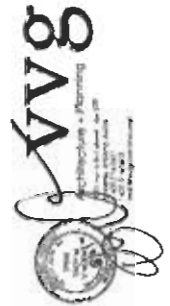


3. VIEW LOOKING WEST TOWARDS SOUTH ENTRY FROM COMMON AREA



4 PERSPECTIVE RENDERING OF BUILDING TYPE B

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



Condominium Development for
Veritas at McCormick - ICP D200
 8533 N. Via Paseo Del Norte, Scottsdale, AZ 85258
 Perspective Renderings
 CASE 22-ZN-2005 CASE 480-PA-2005 CASE 14-QP-2005

DATE	8/11/2006
BY	NTS
APP'D	2007
REV	

A6.3-DR

77-DR-2006
 8/14/2006